052.0	0003	0003.A	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	963,100 /	963,100
					USE VALUE:	963,100 /	963,100
					ASSESSED:	963,100 /	963,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	XENOS NICHOLAS G/ TRUSTEE
Owner 2:	C.D.N REALTY TRUST
Owner 3:	
Street 1:	38 RIVERWOOD DR
Street 2:	
Twn/City:	YORK
St/Prov:	ME Cntry: Own Occ: N
Postal:	03909 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,430 Sq. Ft. of land mainly classified as Store with a Store Building built about 1952, having primarily Conc. Block Exterior and 6480 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

Katherine Xeno

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	7430.000	399,200	6,700	557,200	963,100
Total Card	0.171	399,200	6,700	557,200	963,100
Total Parcel	0.171	399,200	6,700	557,200	963,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 148.63 | /Parcel: 148.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	35964
GIS Ref	
GIS Ref	
Insp Date	09/10/18

!4321!

PREVIOUS ASSESSMENT

Parcel ID: 052.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	399,200	6700	7,430.	548,100	954,000	954,000	Year End Roll	12/18/2019
2019	325	FV	380,100	7100	7,430.	511,500	898,700	898,700	Year End Roll	1/3/2019
2018	325	FV	377,600	7100	7,430.	456,700	841,400	841,400	Year End Roll	12/20/2017
2017	325	FV	377,600	7100	7,430.	401,900	786,600	786,600	Year End Roll	1/3/2017
2016	325	FV	377,600	7100	7,430.	301,400	686,100	686,100	Year End	1/4/2016
2015	325	FV	339,300	7300	7,430.	274,000	620,600	620,600	Year End Roll	12/11/2014
2014	325	FV	339,300	7300	7,430.	274,000	620,600	620,600	Year End Roll	12/16/2013
2013	325	FV	339,300	7300	7,430.	274,000	620,600	620,600		12/13/2012

PRINT

Date	Time
12/10/20	19:21:19

LAST REV

Date	Time
09/12/18	12:14:19
apro	
4321	

USER DEFINED

Prior Id # 1:	35964
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17677-343		12/1/1986		99	No	No		Daniel A Xenos dod 12/18/2008

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2005	302	Renovate	6,500					
8/11/2003	667	Manual	25,000					INST GRILL & DELI
7/2/2003	538	Manual	6,500					install vent syste
6/17/2003	568	Manual	3,500					signs and awnings
12/9/1992	639	Manual	1,850					SIGN
11/11/1992	577	Manual	3,000					SHEETROCK/PAINT

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Meas/Inspect	PH	Patrick H
2/9/2009	Meas/Inspect	197	PATRIOT
8/24/2005	Permit Visit	BR	B Rossignol
5/5/2000	Meas/Inspect	197	PATRIOT
9/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		7430		Sq. Ft.	Site		0	30.5	2.46	CA									557,205						557,200	

Total AC/HA: 0.17057 | Total SF/SM: 7430 | Parcel LUC: 325 | Store | Prime NB Desc: COMM AVG | Total: 557,205 | Spl Credit | Total: 557,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.07777774
Const Adj.:	0.96481347
Adj $ / SQ:	103.985
Other Features:	22902
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	554476
Depreciation:	155253
Depreciated Total:	399222

COMMENTS

MARDI CLEANING; ARLINGTON LIQUORS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	3

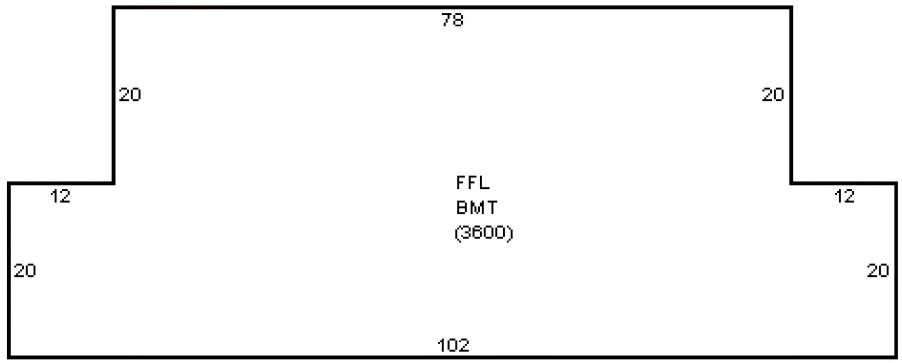
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	3,600	43.670	157,226
FFL	First Floor	3,600	103.990	374,348
	Net Sketched Area:	7,200	Total:	531,574
Size Ad	3600	Gross Are	7200	FinArea 6480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FFB	80		1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	103.99
Special Features:	0	Val/Su Net:	55.44
Final Total:	399200	Val/Su SzAd	110.89

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

052.0-0003-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
81	Cooler	M	Y	1	8X20	A	AV	1980	61.25	T	31.2	325			6,700			6,700

More:	N	Total Yard Items:	6,700	Total Special Featues:		Total:	6,700

IMAGE

AssessPro Patriot Properties, Inc